



**City Council
Pre-Agenda Meeting
October 11, 2005
4:00 p.m.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, October 11, 2005 at Trinity City Hall, 6701 NC Highway 62, Trinity, NC 27370.

MEMBERS PRESENT: Mayor, Jimmy Shore; Council members Karen Bridges, Phil Brown, Barry Lambeth, Bob Labonte, and Dwight Meredith.

MEMBERS ABSENT: Council members, Barbara Ewings, Edith Reddick and Miles Talbert.

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Clerk/Finance Officer, Debbie Hinson; City Engineer, Randy McNeill, Davis, Martin, Powell and Associates; High Point Enterprise and other interested parties.

ITEM 1. Welcome

Mayor Shore called the October 11, 2005 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:00 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Lambeth.

Prior to proceeding to Item III Mayor Shore called for a motion to amend the Agenda to Include **ITEM 6- Approval to appraise property for easement value within the Darr Road Sewer Project.**

Council member Bridges made a motion to amend the Agenda to include the addition of ITEM 6- Approval to appraise property for easement value within the Darr Road Sewer Project, seconded by Council member Brown and approved unanimously.

ITEM III. Proposed items for the October 18, 2005 Regular Meeting of the Trinity City Council

Mayor Shore called for discussion and or motion to add these items to the October 11, 2005 Regular Meeting Agenda.

Review and Approval of Minutes

- 1. September 13, 2005 Pre-agenda Meeting**
- 2. September 20, 2005 Regular City Council Meeting**

Council member Bridges made a motion to add these items to the October 18, 2005 Regular Meeting Agenda. The motion was seconded by Council member Lambeth and approved unanimously by all Council members present.

Mayor Shore called for discussion and or motion to add the Public Hearing Items to the October 11, 2005 Regular Meeting Agenda.

Public Hearings

3. Amendments to Subdivision Ordinance

Manager Bailie advised Council members that both the Amendments to the Subdivision Ordinance and the Amendments to the Watershed Ordinance were presented to the Planning Board as a result of the first site plan review by Anderson and Associates for Colonial Village. They have submitted some suggested changes to our Ordinances to make this process go smoothly.

Council member Bridges made a motion to add these items to the October 18, 2005 Regular Meeting Agenda. The motion was seconded by Council member Brown. Prior to the vote, Mayor Shore asked member Bridges if her motion was to include both Public Hearings. Council member stated that was her motion. After clarification Mayor Shore called for the vote. The motion and second was approved unanimously by all Council members present.

4. Amendments to Watershed Ordinance

Council member Bridges made a motion to add these items to the October 18, 2005 Regular Meeting Agenda. The motion was seconded by Council member Brown. Prior to the vote, Mayor Shore asked member Bridges if her motion was to include both Public Hearings. Council member stated that was her motion. After clarification Mayor Shore called for the vote. The motion and second was approved unanimously by all Council members present.

Unfinished Business

NONE

New Business

5. Trinity Community Park

After Mayor Shore opened this item, Manager Bailie advised members that their Agenda Packet contained a letter from Friends of Trinity requesting that the City assume responsibility for the maintenance of the park. Information was provided at your place today by our City Clerk/Finance Officer that lists the annual costs to maintain the park. The total costs for this is approximately \$417.52 annually.

Council member Labonte discussed the no charge item listed on the sheet for Hilton's Landscaping as long as he did the regular maintenance and asked if he was under contract by the City and when did his contract expire? Manager Bailie advised Council members that Mr. Hilton was under contract until the end of the Fiscal Year in June. Council member Labonte asked why Mr. Hilton agreed to do this at no charge since the agreement was to do this at no charge as long as he had the contract. What happens if we get a new contract with someone else that would not agree with this agreement? Manager Bailie advised Council members that if this were approved the City would include the park as part of the new bid just as the pump and meter stations were included along with City Hall when the contract was up for renewal. Mr. Hilton originally quoted a fee of \$20.00 per week. However, this morning he approached me for no reason and advised me he would do this for no charge as long as he had the contract to maintain the city grounds since he was already in the general vicinity and travel was not an issue.

Council member Meredith asked if there was a lease on this property. Manager Bailie advised Council members that the North Carolina Department of Transportation has given the City a 5 year commitment not to make any changes to this property unless they need the property. We needed the 5 year commitment in order to apply for the Grant. If the situation arose and they needed this property they would take it.

Council member Brown discussed the notation on the memo from Ms. Hinson regarding the issue of liability insurance. Ms. Hinson advised Council members this issue had been resolved since the memo and that she had acquired the documentation needed to satisfy this requirement if this request were approved.

With no further discussion, Council member Bridges made a motion to add this to the October 18, 2005 Agenda. There was no second to the motion, therefore causing the motion to die on the floor. No other motion was made.

**** This item will not be listed on the Agenda. ****

**** Amended Item added to Agenda****

6. Approval To Appraise Property For Easement Value Within The Darr Road Sewer Project.

Mayor Shore opened this item by reading the memo forwarded by Manager Bailie to Mayor Shore and Council members that included a description of property of which, according to tax records, the owner is unknown. To obtain the necessary easement, the City will need to obtain an appraisal and condemn part of the property. Attorney Wilhoit will speak on this item. It will expedite the process if you were to consider approval for this at this Pre-Agenda Meeting.

Mayor Shore asked Attorney Wilhoit for any additional information regarding this item.

Attorney Wilhoit advised Council this appraisal would be for the specific area that was needed for the easement. The amount should not be anything exorbitant. Since we can't locate the owner of the property we will have to do a procedure defined as Quick Take whereby the city will file an action with the Clerk of Court and pay a deposit in at that time. When this is filed you will have title and your project will not be delayed. We could not find any death records in either Randolph or Guilford County for this property or record of heirs or anyone who claimed ownership of this property. The tax department indicated that they would try to incorporate with us to obtain the information of the name of the party that had been paying the tax for this property.

There was discussion between Attorney Wilhoit and Mayor Shore on how ownership could be obtained by persons that assumed the tax liability. Attorney Wilhoit discussed the process of a Quick Claim Deed to try to establish a color of title and pay the tax due for the property in an effort to acquire ownership. It takes over 20 years to acquire adverse possession, while color of title is for a 7 year period and works in conjunction with the Quick Claim Deed. Nothing has been done with this property.

Mr. McNeill advised members that this property would not be worth a lot of money since a portion of this property was under water.

Mayor Shore called for further discussion or questions. Hearing none, Mayor Shore called for motion for approval to appraise property for easement value within the Darr Road Sewer Project.

Council member Meredith made a motion to approve the appraisal of property for easement value within the Darr Road Sewer Project, seconded by Council member Brown and approved unanimously by all Council members present.

Additional Pre-Agenda Meeting Business

ITEM IV. Discussion

Mayor Shore opened this item for discussion and turned discussion over to Manager Bailie

- **Set date for joint meeting with Planning & Zoning Board to discuss proposed thoroughfare Overlay**

Manager Bailie advised Council she felt it may be beneficial to review how this item came to be placed on the Agenda and discussed the following dates:

November 2001: Planning/Zoning discussed the need to develop a Thoroughfare Overlay District to address aesthetic requirements because of construction of a metal building on Surret Drive. That board and former City Manager Alan Thornton worked on this for approximately one (1) year.

December 2002: Planning/Zoning held a Public Hearing on the proposed Overlay before voting to forward this to the City Council subject to the attorney's consideration concerning sign issues.

January 2003: At their Pre-Agenda Meeting, Council agreed to hold a Public Hearing on the Overlay District at their Regular Meeting to be held later that month. The minutes from the January 2003 meeting of City Council are missing. However, from the minutes of the Planning/Zoning Meeting that took place later that month after the

Council meeting, it became apparent that a Public Hearing was held at the Council meeting but the issue was tabled. The quote from Alan Thornton included in the Planning/Zoning minutes read, "I think they (the Council) want to try and see if they can accomplish some of the main initiatives of the Thoroughfare Overlay Section through the proposed Zoning Ordinance.

April 2005: The issue sat until April 2005 at which time some of the members of the current Planning/Zoning Board that served on the previous board brought this up for discussion at the Planning/Zoning Meeting in anticipation of development because of the sewer. They were concerned that we were going to get development and that there was nothing in place to address aesthetic concerns. They asked Mr. Stumb, Planning Administrator to look into this. Mr. Stumb found the old Overlay and pulled a good bit of information from that. The Planning/Zoning Board have been discussing this since April 2005.

September 2005: At their last meeting in September they voted for approval of the Proposed Overlay District and to forward this to the City Council. At that meeting they agreed to hold a Joint Meeting with the City Council to share information and to address concerns that either board might have.

In my memo to Council I suggested this meeting immediately after the Regular Council Meeting next week since there is a light Agenda for this meeting. The decision is up to you. I felt it important that you know where it originated and how the Council has addressed this in the past.

Council member Lambeth discussed the last meeting where this was discussed. There were a lot of questions regarding the restrictions, as well as how this affected rebuilding and issues of this nature. I believe that is why this item may have been tabled.

Council member Brown discussed the zoning map and changes that were discussed. He stated he had not received a new map and only had a copy of the map he received six (6) years ago. Council member Brown discussed the \$40,000.00 being expended for the Land Use Plan and asked if this would address any of the same problems. Manager Bailie and Mr. Stumb advised Council members that this did not address issues of the same nature.

Council member Meredith asked how many tax payers this would affect, 429?

Mr. Stumb discussed the map included at Council's places. This map includes what the Planning Board looked at previously with a small addition. There is approximately 429 property owners located in this district.

Council member Labonte shared his discussion between him and Manager Thornton when this first came about. "At that time, I (Council member Labonte) was just a regular citizen and not on Council. I expressed my views on this plan and how ridiculous the plan was they had at that time. He discussed the building his son had that was in the Overlay. At the time they proposed this plan you could not build a building of that type. I have read this over and it looked to me as if we meet one (1) night and try to get people in here and meet one (1) day and try to keep people out of here. This thing should never have come back up to us right now." Council member Labonte asked if the Planning and Zoning Board brought this item up and how many people voted for it.

Manager Bailie confirmed this was brought up by the Planning Board and advised Mayor Shore and Council members that all Planning members (8) were at their Regular Meeting when this item was voted on. The vote was (7) in favor and (1) abstention by Member Sikes which counted as an "in favor" vote making the vote unanimous. The reason stated by Mr. Sikes for abstention was the fact that he was not on the original Planning/Zoning Board and did not feel he had enough knowledge to vote in favor of the item. As indicated by the minutes from that meeting placed at your seat there is extensive detail in those minutes as to what took place at the Planning/Zoning Board Meeting including discussion that took place as well as the comments by the Planning/Zoning members. Manager Bailie encouraged Council members to read the minutes.

Council member Labonte stated Council needed to make up their minds what they wanted people to do. "Either we want people to come in here and build or we don't want people to come in here and build."

Council member Bridges stated "people will come in and build. I think that at the time we tabled this or whatever we did in January 03, we didn't have sewer coming down that road."

Council member Meredith stated what he didn't like about this was "it looks like it is about 1/3 of the city. It has large tracts, small lots, and everything. If you are not in the subdivision then you are a part of the Overlay. I can't see putting an Overlay on big tracts, and small lots, and everything else in the City Limits."

Mr. Stumb advised Council members that he could not advise them what percentage of the 429 property owners were residential or commercial. This will not apply to residential lots in Colonial Heights or small residential lots, but will apply to all commercial lots regardless of size.

Manager Bailie stated she understood Council member Meredith's concern and asked Mr. Stumb what would happen concerning some of the larger tracts if they were subdivided. "Are we just talking about the property fronting the roads?"

Mr. Stumb stated that was correct. "If it were subdivided and a part faced NC Highway 62 and the other part did not, it would only apply to that part that faced NC Highway 62 or whichever Thoroughfare it happened to be." Council member Meredith stated "I think when it is something like this that was brought up by the Planning Board that they ought not to be able to vote on it unless they come to Council and see if Council is interested in it. Personally, I am not interested in the Overlay."

Manager Bailie advised members that was the purpose of the Joint Meeting, to discuss the Overlay.

Council member Meredith stated he "was not interested in the Overlay any more than I was the other two (2) times this was brought up. I think it is a lot of restrictions on a lot of the land that people could develop and it would still look good. We have zoning laws to handle all of this aesthetics and everything. We are paying \$40,000.00 for a Land Use Plan but yet we are still trying to pass new ordinances as far as restrictions and things like that. I am against it because of the 429 property owners in this, about 200 or 300 will be at the meeting when they find out there is going to be an Overlay and it will have more restrictions. I have seen the meetings before and it is not a lot of fun."

Council member Brown asked "could some of this be handled through appearance standards in the different districts?"

Mr. Stumb advised members that they could establish building materials on a zoning district basis.

Council member Lambeth stated "when we went through this piece by piece there were a lot of restrictions on the buildings and everything as discussed by Council member Labonte. The building currently located there is a nice building, but you couldn't do that now."

Council member Labonte discussed the 9 acres owned by Terry Labonte. "According to this he can add on to it one (1) time, 25% of the floor space. We have 29,000 square feet of floor space. We can add on to it a certain percentage. If you have 9 acres of land you should be able to have more than a 29,000 square foot building on it, then add on one (1) time to 25%. It couldn't be on the street side." Mr. Labonte discussed the city effort to keep people here and did not feel this was the way to do it especially on NC Highway 62.

Manager Bailie, Mr. Stumb, and Council members discussed the original version of the Overlay. Manager Bailie advised Council she was not familiar with the original document and asked Mr. Stumb if most of the proposed Overlay contained some of the same restrictions. Council members discussed the earlier version reviewed by them and agreed this document was very similar and did not note much difference or changes. Council member Labonte discussed how this item was brought back to Council after he was elected and at that time Council looked at the signs. "We did nothing for it then. We have enough other ordinances to handle it, so why are we trying to pass something else?"

Mayor Shore stated "the first time this was brought up the City did not have a Manager." Council member Labonte advised members the way he found out about this as a citizen was he read it in the paper. "I came down and talked with Alan at that time and he explained to me what it was. He did not commit himself. I did express my opinion on what I thought it was and that it was trying to keep people out of Trinity."

Council member Brown stated "this could be fixed through the zoning for building materials and appearances, for instance if someone came in to build a strip mall, they can't just build a metal building." He asked if this was correct. Is there a way we can do this in our zoning laws to keep it from happening?

Council member Labonte discussed the obstacles faced in obtaining wood and you would have to build out of steel if you want something. "I understand you don't want a steel building on this Overlay. If you don't want steel you are

not going to get any buildings.” Council member Meredith stated “this covers industrial, commercial, residential, office/institutional, multi-family and everything. I think it is just too broad.” Council member Brown stated “in manufacturing and industrial you will have metal buildings. Where I work it is metal but bricked over the front. This is manufacturing or industrial part but they still brick or stucco over the front of the buildings for appearances.” Council member Labonte stated “this is too broad for what we need right now, I think. We have zoning, the Land Use Plan, and a new committee coming on.”

Council member Bridges asked how Council needed to proceed on this item since the Planning/Zoning Board had forwarded it to Council.

Manager Bailie advised Council they could proceed as they wanted. You may go ahead and meet with them or just say no that you will not meet with them. It is entirely up to Council.

Council member Meredith asked Manager Bailie if Council needed to vote today to meet with the Planning Board, or to add this item to the Agenda. Manager Bailie advised Council that this item was not on the Agenda for their meeting at all. It was just a request for a Joint Meeting.

At this time Council member Meredith made a motion to table this but Council would meet with the Planning/Zoning if they wanted to discuss their views.

There was discussion between Council member Lambeth and Manager Bailie concerning the intent of this request. Manager Bailie stated this item was not intended for Council action at the meeting, just to meet with the Planning Board for discussion.

Council member Lambeth stated he felt that Council should at least listen to Planning/Zoning. Council member Meredith stated he felt Council owed the Planning Board the respect to express their opinion whether we agree with them or not.

Manager Bailie advised Council that they could meet and express their feelings about the proposed overlay district and discuss some of their concerns about appearance standards..

Council member Lambeth stated he felt the city could live with something like that. “If they are facing NC Highway 62 let’s make them presentable. We don’t want to discourage development. I agree with Bob. If they had to do a major expansion then he would have to move somewhere else. This is a joke when you have 9 acres of property.”

Manager Bailie stated that was why this meeting would be a good way to allow Council to express those kinds of concerns so that Planning/Zoning members could respond.

Council member Labonte stated the feedback he received from the Planning /Zoning was that “most of the people are not for this but they just voted to do this for something, I don’t know why.”

There was discussion concerning the reasons why the vote took place and Council members Meredith, and Lambeth stated the vote was to send this item to Council. Council member Lambeth suggested that all members, Council and Planning get together and sweat over this document together, hammer everything out, and share our concerns. Maybe we can come up with something that will work.

Mayor Shore asked Council member Meredith if he had made a motion. ***Council member Meredith stated he had made a motion and would like to withdraw that motion at this time.***

At this time, Council member Lambeth made a motion to meet with the Planning Board to discuss this. That is it, no further than that. This is so we can put our heads together and look at the differences we have.

Prior to the vote, Council member Bridges asked if the meeting was to take place following the Regular Council meeting? Council member Lambeth stated that was up to the Council. Manager Bailie advised Council that the Planning Board had discussed having the meeting before the Council meeting but that was prior to this Agenda and I discovered there was not a lot of items for this Agenda, therefore we could do it immediately afterwards. Council member Lambeth stated that was fine with him to have the meeting immediately after the Council meeting.

With no further discussion, Council member Bridges seconded the motion to meet with the Planning Board.

Mayor Shore called for the vote. After the vote, Mayor Shore stated there was one (1) opposed. Manager Bailie asked the clerk if she recorded the vote. Council member Labonte stated that there were two (2) opposed. The Clerk asked for the names of members voting Nay. Mayor Shore asked Council member Brown if he was opposed as well. Council member Brown stated no, he would go ahead and meet with them.

Mayor Shore suggested that we start over and called for all of those in favor of this motion to raise their right hands. Members voting in favor were Council member Lambeth and Council member Bridges. Mayor Shore called for all opposed. Members voting in opposition were Council members Brown, Labonte, and Meredith.

The motion failed with a 2/3 vote as indicated above. Mayor Shore and Manager Bailie stated there would be no meeting with the Planning Board.

▪ **Election Day/Pre-agenda Meeting**

After Mayor Shore opened this item, Manager Bailie asked Council if they wanted to move the November 08 Meeting to Wednesday November 09, 2005 or keep the regular scheduled date.

Council member Meredith stated he did not feel that Council needed anything that interfered with election day because the people that are running will want to spend their time at the polls and others that are not running may want to help out at the polls.

After discussion between Mayor Shore and Council members concerning this, *it was the consensus of the Council that the Regularly Scheduled Pre-Agenda Meeting of the City Council be changed from Tuesday, November 08, 2005 to Wednesday, November 09, 2005 and to remain at the appointed time of 4:00pm.*

▪ **City Haul**

Mayor Shore opened this item and turned discussion over to Mr. Stumb.

Mr. Stumb advised Council members that this event would take place on Thursday, Friday, and Saturday the last weekend in October (October 27-29) and on Thursday, Friday, and Saturday, the first weekend of November (November 3-5) The time will be 8:00 to 5:00 pm. The site has been changed to the Bryant Electric Building located on Surret Drive.

Manager Bailie advised Council they were looking for some strong persons to assist to load and unload for this event. Mayor Shore advised Manager Bailie he would be out of town the first weekend of this event but would be able to work some during the second weekend. Council member Bridges asked if it were possible to get volunteers from the High School. Manager Bailie advised Council members she would look into this possibility and asked members to send any strong volunteers that were able to lift to the City.

Council member Labonte asked about the liability issues involved with volunteers. He discussed his experiences with this type of situation. Mayor Shore asked Attorney Wilhoit if a waiver needed to be signed by persons volunteering for this event. Attorney Wilhoit advised Council that if the services were volunteered the City could require them to sign a release or waiver, but it was his opinion that it would be best to hire persons as contract services and pay them for their services.

Manager Bailie advised Council that the city was willing to pay for these services and that we would check with the insurance company concerning the liability concerning this issue.

ITEM V. Business from Mayor and Council

Mayor Shore

None

Comments from Council Members

Council member Lambeth discussed conversations that he, Council member Labonte, and Council member Brown had concerning the evaluation of the City Manager. The election will take place in November and if we have a major change the new people that come on would be asked to evaluate the City Manager. I thought we could go ahead and send out the evaluations and complete them in November. The evaluations would be done by the current Council and not by possibly new Council members. Mayor Shore and Council member Lambeth stated they felt this would be fairer to the City Manager to be evaluated by current Council members than possibly new members who would not be familiar with the Manager's accomplishments.

It was the consensus of the Council to proceed with Manager Bailie's evaluation in November as suggested by Council member Lambeth.

Council member Lambeth asked Manager Bailie to mail the forms out as soon as possible and to include a note to Council members the forms needed to be turned in at the November Pre-Agenda Meeting.

TREE STUMP

Council member Lambeth advised Mayor Shore and Council members that he had removed the tree stump at City Hall as directed.

ITEM VI. Business from City Manager

Mayor Shore called for business from the City Manager.

Manager Bailie discussed the following items:

SEWER USAGE CHART

Manager Bailie advised Council the chart was completed by Diana and was being used to track the sewer billings (consumption) billed by Davidson Water in comparison to the usage the City was billed for by the City of Thomasville. The blue line at the bottom represents the charges from Thomasville; the red line at the top represents our consumption based on the billing from Davidson Water. We will continue to track this and provide Council this information. The increase in number from 105 to 137 is due to the Phase 1 residents coming on line as well as the discovery of the 12 or so residents that had not been billed in the past.

Council member Labonte stated this was a good chart and what he liked to see.

MPO MAPS

Manager Bailie asked Mr. Stumb to discuss the MPO maps.

Mr. Stumb advised Council that High Point MPO is looking at updating their Thoroughfare map and the surrounding areas. As far as I can see there are no changes to our area. We are going to be discussing this at the MPO meetings so if you have questions, suggestions, or comments please let me know. There will not be a meeting in October meeting but we will be meeting in November. If you have input please advise me prior to the meeting in November.

Council member Lambeth asked what the surveying at Mendenhall Road indicated. Mayor Shore advised Council members this was done because there were plans to install a traffic light and make some traffic changes to make this area safer. Council member Lambeth asked what the time frame for realignment of this to send it straight through by TIP. Mr. Stumb advised Council the realignment to Mendenhall was not funded and not at the top of the list.

CODE VIOLATIONS AND ZONING PERMIT STATISTICS

Manager Bailie asked that Council look at the September 2005 Zoning Report and the before and after pictures of zoning violations provided by Mr. Stumb.

COLD BROOK COURT

Manager Bailie called on Attorney Wilhoit to brief Council on this item.

Attorney Wilhoit advised Council members that when developers record a plat on a subdivision it gave the property owners the right to go into the road to get to their property. It does not necessarily mean that they dedicate it to the city. The City of Trinity did not exist when this subdivision was built. We need to get developer to sign a quick-claim deed.

Manager Bailie advised members that the city Right of Way Agent knew the developer and that she would have him speak to the owner to try and acquire the necessary information. We will then furnish that information to Attorney Wilhoit.

GALLIMORE

Attorney Wilhoit briefed Council on the Gallimore case. Mr. Gallimore attempted to have an auction and it did not go well. He is seeking the assistance of a larger company to have another auction. He has stated that he will make every effort to try and move the majority of the items on his property by the end of December. He wanted to keep a few of the items that were connected with his grading business. Attorney Wilhoit stated that he had advised him that the city needs to be consistent and I believe he realizes this is not personal and Adam is doing his job. I believe he realizes the city is trying to work with him. If we are not able to work this out there is a court date set to let a judge hear this.

BID OPENING FOR TREATMENT PLANT

Mr. McNeill advised Council that the City of Thomasville attempted to bid the project 2 weeks ago and did not get 3 bidders therefore; they had to re-bid the project and only received 1 bid. This bid was from State Utility Contracting Company and their bid for construction was \$ 27,600, 070.00. The estimate we used 9 months ago was based on a 17 to 18 million dollar range. If you add the technical and closing costs the 20 million turns into a 30 million dollar project. Kelly Craver with Thomasville stated they did not consider that bid a good number. They are going to try to negotiate with State Utilities in an effort to make some changes. They left out reuse from the bid at an approximate cost of 2 million dollars. Council member Meredith asked if Thomasville had to accept the bid. Mr. McNeill advised Council the bid did not have to accept the bid, however if they want to build the project it will obviously cost more than the City of Thomasville and their engineer anticipated. This means our 29.3 % will be more than we anticipated as well as the annual payments. The 10 million dollar project increase equates to \$200,000 dollars increase in our payments per year for a period of 20 years.

Mayor Shore asked why only one (1) contractor bid. Mr. McNeill advised Mayor Shore and Council that Thomasville had mailed out the specs to more than one (1) contractor. One reason may be that when a project gets much over 15 million it leaves out a lot of the smaller contractors due to the cost of bonding insurance for this type of project. This will result in National Contractors coming in to bid.

The City of Thomasville will attempt to negotiate with the contractor that bid. The city engineers and Council will consider all options as well as a possible re-bid.

Manager Bailie advised Council that the way the bond referendum was written we can use bond money for any sewer purpose and not just for the specific areas Phase areas identified. It can be used for other things.

Mayor Shore discussed the extension of the 1-B extension. Mr. McNeill advised Council that the city had been successful in getting state to sign off on a further extension on Finch Farm Road, Country Meadows Lane, and Shady Dale Acres as well as some improvements to the pump station and meter site. This has been approved and we have forwarded the documentation to the contractor for signing. Council approved this earlier contingent upon approval by the State which has been done allowing this project to move forward.

Mayor Shore asked Mr. McNeill about the status of the Darr Road project.

Mr. McNeill advised Council that the design had been completed, Attorney Wilhoit is working on the properties, the Right of Way Agent is going house to house, CMR- Benchmark are verifying incomes, and we are predicated that bids will be taken in January and start construction in February.

PHASE 3, 4, & 5

Mr. McNeill advised Council there was a scheduled meeting tomorrow at 10:00 at City Hall with Rural Development for review of the technical aspects of Phases 3, 4, and 5. This will lead to a proposed contract coming to the City for the Phase 3 design. We will present a contract to move forward with the design portion of this Phase after this meeting.

Manager Bailie asked when Phase 2 would be bid. Mr. McNeill stated that this would be bid toward the end of the year and as soon as we could acquire easements. We have lost a couple of months on this project.

Manager Bailie advised Council after Phase 2 was bid she and Mr. McNeill would have a good idea of the costs at which point all of the financial reports would be redone for the sewer projects to give us all an idea of where the city stands and what we can look forward to.

Prior to adjournment, Mayor Shore thanked Mr. McNeill and all persons involved in the work with the City of Thomasville to acquire the additional capacity for wastewater treatment for the City of Trinity.

ITEM VII. Adjournment

With no other business to discuss, Mayor Shore called for a motion of Adjournment for the October 11, 2005 Pre-Agenda Meeting.

Council member Meredith made a motion to adjourn the October 11, 2005 Pre-Agenda Meeting, seconded by Council member Labonte and approved unanimously by all Council members present.

These minutes were approved by the Trinity City Council at their November 15, 2005 Regular Meeting after discussion concerning the process of the voting procedure on page 7 between Council members and Attorney Pugh upon motion by Council member Reddick, seconded by Council member Talbert and approved unanimously by all Council members present.

Debbie Hinson, City Clerk

Phil Brown, Mayor Pro-Tem

Date

Date